

## AGENDA



Thursday, November 20, 2008

**Neighborhood Planning & Zoning  
RECOMMENDATION FOR COUNCIL ACTION**

**Item No. 26**

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**Subject:** Approve an ordinance amending Ordinance No. 040826-58, the North University Neighborhood Area-Neighborhood Conservation Combining District (NUNA-NCCD), to correct conditions of zoning, clarify certain uses in the commercial district and correct an exhibit for the property identified in Zoning Case C14-04-0022.

**For More Information:** Wendy Rhoades, 974-7719; Sylvia Arzola, 974-6448.

**Prior Council Action:** August 26, 2004 - Council approved the North University Neighborhood Area - Neighborhood Conservation Combining District.

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The North University Neighborhood Area (NUNA) Planning Team has identified three corrections to the original NUNA-NCCD ordinance approved by City Council on August 26, 2004, as further described below:

- 1) District 1A was referenced in the ordinance, but inadvertently omitted from Exhibit C of the original ordinance. A new Exhibit C that identifies this District 1A is substituted, and attached to the ordinance as Exhibit B.
- 2) A group residential use is prohibited in the San Jacinto District as reflected in Part 5 Section 1(c) of the original ordinance. Part 5(2) which shows the NUNA NCCD Districts table for commercial zoning districts is amended to remove the permitted "P" designation for group residential use under the column labeled San Jacinto 4. See Part 4 4 in attached ordinance.
- 3) An off-site accessory use is a conditional use in the Adams Park 3 district and is a permitted use at 3000 Hemphill Park only in the Adams 3A district. This use designation was inadvertently reversed in the NUNA NCCD Districts table in the original ordinance. The table is amended to correct this error as shown in Part 4 of the attached ordinance.